

GENERAL PLAN ELEMENTS

LAND USE
OPEN SPACE
CONSERVATION

1973

REVISED — 1976

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AMADOR COUNTY _____
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AMADOR COUNTY GENERAL PLAN

ADOPTED REVISIONS

June 5, 1973

(Board of Supervisors Resolution No. 3421)

REVISED AND ADOPTED

June 22, 1976

(Board of Supervisors Resolution No. 4095)

General Plan Revisions Included in this Report:

LAND USE ELEMENT, Revised per State Law Provisions,
OPEN SPACE ELEMENT, Added as Required by State Law,
CONSERVATION ELEMENT, Added as Required by State Law.

General Plan Elements Previously Adopted:

CIRCULATION (1967), HOUSING (1971), and Recreation (1971)
SAFETY, SEISMIC SAFETY, NOISE, SCENIC HIGHWAYS (1974)
Adopted by Reference: PUBLIC SERVICES and Facilities (1973)

Prepared for Amador County

Board of Supervisors and Planning Commission

by James M. Campbell, Planning Consultant,

and Amador County Planning Department.

County planning
Land Util.
Conservation

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AMADOR COUNTY GENERAL PLAN

ADOPTED REVISIONS

JUNE 22, 1976

(Board of Supervisors Resolution No. 4095)

1. Section III C 2 A. The land use classification of "A-T", Agricultural - Transition is amended as follows:

"Density proposed: minimum parcel size of 5 to 10 acres, and based on suitability of access, availability of services and utilities, terrain, soils, natural features, and per zoning."

2. Section III C 1 a. The land use classification of "R-S" Residential-Suburban is amended as follows:

"Minimum parcel size: One acre if either water or sewer, other than individual well and septic tank, is provided; otherwise minimum parcel size shall be 5 acres."

3. The classification pertaining to the following real property is amended from "A-G" Agricultural-General to "R-S" Residential-Suburban:

That certain property of approximately 640 acres lying within Sections 9, 10, 15, 16, 21, and 22, T.6N., R.12E., M.D.B.&M. and further described as follows: bounded on the north by California state lands, Mt. Zion State Forest; on the east by the Ponderosa Hills Subdivision; on the south by East Clinton; and on the west by the north fork of Jackson Creek.

4. The following real property is reclassified from "A-M" Agricultural-Marginal to "A-E" Agricultural Estates:

That certain real property of approximately 120 acres north east of Volcano, more particularly described as the south west quarter of the north west quarter, the north east quarter of the south west quarter, and the north west quarter of the south west quarter of Section 13, T.7N., R.12E., M.D.B.&M., excepting therefrom that portion of that certain real property known as the Parker Quartz Mine lying within the northwest quarter of the south west quarter of said Section 13.

5. On all maps accompanying this general plan, the symbols for all dump sites shall be deleted except that those two sites owned by County, Sutter Creek and Pine Grove dump sites, shall be retained as designated dump sites; and an appropriate symbol designating as a dump site the existing land fill site in the Buena Vista area, which site is located on the east side of the Ione-Buena Vista Road and 5 miles north of Buena Vista and 1.5 miles south of State Highway 88.



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AMADOR COUNTY GENERAL PLAN
REVISIONS ADOPTED JUNE 5, 1973

I. INTRODUCTION

A. The 1967 General Plan

On November 14, 1967, the Amador County Board of Supervisors adopted the current County General Plan which included Land Use and Circulation Elements which were then the required elements of such plans.

In addition, that General Plan report presented valuable basic information on County water needs, population, employment, and recreation potentials.

The tone of the 1967 plan reflected the findings obtained from the "Amador County Planning Questionnaire, 1967", which provided guidance as to citizen interest in planning and their desires for the future of the County.

A combination of questionnaire findings and the basic research material developed in the plan study contributed to the comprehensive "Amador County Development Policy Statement" which was a part of the adopted Plan, and which is still substantially valid. (See Appendix, page 18).

B. The Proposed General Plan Revisions

Since 1967, the State Planning and Zoning Law has been periodically amended to add plan elements to the required elements list, as follows:

1. Housing Element, added as the third required Element, following the Land Use and Circulation Elements.

This Element was developed and adopted in 1971.

NOTE: A Recreation Element was adopted in 1969, and a Comprehensive Water and Sewer Plan was prepared in 1972. These are not required by law, but are necessary for assistance grant program purposes.

2. Conservation and Open Space Elements, added as the fourth and fifth required elements by 1971 State law.

The proposed General Plan revisions which follow are concerned primarily with the addition of these Elements to the Plan.

In order to add the Open Space and Conservation Elements, it was necessary to make drastic revisions in the previously adopted Land Use Element, and the result is a composite coverage of the total County land area by these three elements.

Each element consists of a group of land classification areas, together with descriptions and standards for each classification.

Several classifications which are described herein are not applied to land areas by the General Plan map, but were provided in anticipation of their need in the future and to make available a complete range of classifications for all foreseeable general planning purposes in urban, suburban, rural and mountain areas.

II. THE GENERAL PLAN, DEVELOPMENT POLICIES

This plan is designed to serve as a "comprehensive, long-term plan for the physical development of the planning area", as directed by law.

Factors considered in its preparation included physical features of topography, geology, soils, vegetative cover and land tolerance to disturbance; natural resources in water, timber, minerals scenic and recreational resources; existing land uses, land ownerships and parcel sizes, population density and distribution; urban patterns, public services and facilities, and projections based thereon.

Coordination of various agencies plans, and wide public participation in plan preparation were desirable program objectives. The former was most successful, with fine response from numerous Federal, State and local agencies and resulting close coordination of plans and proposals. Public participation was minimal in spite of publicity and public notice.

Plan development policies included serious attempts to conform to State law directives and definitions during a period of drastic changes, revisions, contradictions and general confusion in planning law. Minor plan revisions which may be necessary due to the foregoing conditions may be accomplished during the proposed multi-county area planning program for the 1973-1974 fiscal year period.

Administration policy shall include periodic plan review, revision as necessary to maintain its legal status, and the adoption of new zone provisions as may be needed to maintain options in consistent zoning.

III. PLAN OBJECTIVES, PRINCIPLES AND STANDARDS

A. Objectives of the Plan

Primary objective of the plan is to provide a useful and effective guide for area growth and development which will best utilize area resources and potentials to produce the best possible future for the area and its people.

Plan objectives are:

1. To preserve, protect and where appropriate, promote the development of natural resources in water, minerals, timber and soils resources.
2. To protect, and carefully develop where appropriate, the varied resources for public recreation in scenic and historical areas, hunting and fishing areas, lakes and waterways, forests and wilderness, and urban open spaces.
3. To strengthen the area economy through expanded commercial and industrial activity, protection and expansion of agriculture and forestry and increased local processing of their raw materials.
4. To provide for adequate housing for all elements of the population, present and future.
5. To encourage major State and Federal water development, transportation, and other projects which will assist in the accomplishment of the foregoing.
6. To provide and maintain rural and urban services and facilities of high quality for adequate health, safety and comfort, and educational, cultural and recreational facilities for the public benefit and enjoyment.
7. To point the way, and stimulate follow-up action as

may be necessary for the accomplishment of various of the above objectives.

B. Principles of Plan Administration

The County General Plan consists of required and optional Elements. Its development methods and policies were similar to those used for other governmental jurisdiction plans, and, to best serve its intended purpose, principles for its use and application should also be similar for all jurisdictions, as follows:

1. The Plan has sufficient definition and detail to be used as a positive guide for land use and development, but is to be used as a guide which contains flexibility to the extent that the Planning Commission and the legislative body may, to assist in its administration, adopt written policy statements to define and clarify various of its features based on their interpretation of the basic intent and purpose of the plan.

Also, the plan is designed to be flexible to the extent that its effectuation will result in large part from further and continuing detailed zoning and other studies, the preparation and adoption of Specific Plans, and the application of appropriate regulatory measures.

2. Specific Plans, as required by law, shall be prepared in conjunction with land project and other major development area plans. They are to be prepared in most cases by the project proponents, and are to be carefully checked as to conformity with the General Plan. Since such projects may be proposed in most any land classification area, they must be considered in relation to need, suitability of site, adequate access, utilities and services, and most important, compatibility with classification area uses and standards.

3. The Plan shall accommodate several types of compatible zoning within each land classification area, and such compatible zoning shall be considered consistent with the General Plan. Also, reasonable restrictive holding zones, and carefully

developed zoning within "Transition" land classification areas, shall be deemed consistent. Such reasonable and workable flexibility is necessary to preserve the purpose of the long-term guide plan, and to prevent it from becoming a meaningless zoning duplicate.

4. The Plan anticipates that, within the more extensive land classification areas, small low-density land divisions and special service facilities in rural, agricultural or recreation regions may be found to be compatible, and appropriate zoning for such uses may be found consistent.

5. Planned Development Zoning is suggested as a means of best controlling land projects and special service facilities zoning situations. The applicants' PD zone application plans may also constitute specific plans where such are required.

6. The Plan is long-term in character, and recognizes proposed or possible future projects of major importance such as reservoirs, canals, etc.. Where such proposals are identified on the General Plan as "WP" water development project land classification areas, it is intended that no incompatible land uses be permitted until a current project probability status finding is made and utilized as a determining factor.

7. The Plan clearly presents the required "Land Use", "Conservation", and "Open Space" Elements as individual elements, each containing several land classifications which are most appropriate to the particular element. However, because of the ever-changing character of the law, and the overlapping element descriptions in the law, the Planning Commission shall have the

option to determine by written findings, in particular situations, that all or portions of various land classification areas shall be included in more than one plan Element. Lands which have, or qualify for "Agricultural Preserve" designation, shall be deemed to have Open Space Element classification, and the Open Space Element may be made to overlap other element areas where necessary.

State law guidance in such double coverage (Planning and Zoning Law), follows:

1. Land Use Element shall designate: lands for housing, business, industry, open space, agriculture, natural resources, recreation, scenic beauty - - - .

2. Conservation Element, - - -water, forests, soils, rivers, fisheries, wildlife, minerals, and other natural resources - - -, stream channels - - - watersheds - - - .

3. Open Space Element, natural resource land, agricultural land, recreation land, scenic land, watershed; and, wildlife habitat - - - .

C. Standards for the Plan

1. LAND USE ELEMENT, Urban and Suburban Classifications:

a. "R-S", Residential-Suburban

This classification is applied to lands best suited to low density residential uses in suburban areas not served by both domestic water and sewer systems, or by various other urban services.

Appropriate uses are single family residential, agricultural and schools, parks, etc..

Minimum parcel size: One acre if either water or sewer, other than individual well and septic tank, is provided; otherwise minimum parcel size shall be five (5) acres.

Consistent zoning: RE, R-2A, R-1B-3, R-1B-4.

b. "R-L", Residential-Low Density

This classification is applied to lands in urban areas where domestic water and sewer systems and other urban services are, or may be made available.

Appropriate uses are single family and related schools, parks, etc..

Density proposed is from one family per acre to one family per standard lot.

Consistent zoning: R-1, R-1-B-1, R-1-B-2.

c. "R-M", Residential-Medium Density

This is the medium density classification for multi-family or apartment uses in urban areas with full services.

Appropriate uses are group dwellings and apartments, and controlled professional, public and quasi-public uses.

Densities proposed range from three families per standard lot to maximum permitted by particular zoning.

Consistent zoning: R-2, R-3.

d. "C", Commercial

This classification is applied to a variety of land areas which are suitable for: Central commercial areas, general or heavy commercial, highway service commercial or neighborhood commercial.

It is anticipated that some locations not shown on the plan maps may be found suitable for commercial uses in the future in specific plan developments, at freeway interchanges, in

planned developments, in recreation, resort and rural service locations, etc..

Intensity of land development is to be in conformity with applicable zoning regulations.

Consistent zoning: C-1, C-2, H.

e. "I", Industrial

This classification is applied to sizeable land areas suitable for industrial purposes, and having features and services necessary for such use.

It is anticipated that locations not shown on the plan map will be found to exist, or will be found in the future to be suitable for such use in urban areas, in future specific and planned development plans, and in extensive agricultural and forest classification areas where compatible.

Appropriate uses are those permitted in the pertinent zones which follow:

Consistent zoning: M, future new zones.

f. "PS", Public Service

This classification is applied to the larger public, quasi-public or public utility sites which are used for public services such as schools and public buildings, corporation yards, fair grounds, water and sewer plants, power substation, etc.. Large acreages in freeway rights-of-way and interchanges may also be included.

Consistent zoning: PF, Public Facility, when included in basic ordinance, and otherwise is recommended to be added by ordinance amendment. When "PF" is not available, other

applicable zoning is consistent, (PA, etc.).

In some cases, combining classifications are used to signify combination uses, as follows:

"-O", Open Space

"-H", Highway

"-R", Recreation

g. "UA", Urban Planning Area

This classification is used on the County General Plan Maps to identify areas which are city or urban town planning areas, and which may require future plans in detailed form on local planning areas maps or in the form of specific plans.

h. "LS", Local Service Center

This classification is used to identify smaller rural towns and service centers where there are clustered existing and anticipated future uses other than those proposed in the surrounding general classification areas. The "LS" uses may include combinations of residences, commercial, industrial and public service uses.

Consistent zoning: that which is pertinent to such uses.

i. "SP", Special Planning

This classification is applied to a variety of land areas which either have been, are being, or are proposed to be developed in conformity with planned development or other carefully prepared and closely supervised plans because of natural environmental or other factors requiring such planning and controls. Acceptable uses may range from simple mining operations to complex land development projects on findings of conformity and subject to use permit or

other appropriate controls.

Appropriate uses in such areas are those found acceptable in carefully prepared development project plans.

Consistent zoning: PD preferred, or otherwise X, M, or zoning closely matched to approved development plans.

j. "SP-I", Special Planning - Interim

This classification is applied to areas where it is found that the above "SP" approach to land development appears imperative, and where planned development or specific plan preparation in the future is to be required for reasons as above.

2. LAND USE ELEMENT, agricultural classifications.

a. "A-T". Agricultural - Transition

This classification is applied to lands adjacent to urban areas or other locations where a strong or scattered transition is occurring from agricultural uses to rural residential, suburban or spot urban uses.

Appropriate uses other than agricultural are to be determined on the basis of specific plans or precise zoning studies to maintain a changing but desirable land use pattern.

Density proposed: minimum parcel size of 5 to 10 acres, and based on suitability of access, availability of services and utilities, terrain, soils, natural features, and per zoning.

Consistent zoning: A, RE, and otherwise as approved per detailed plans and zoning studies.

b. "A-E", Agricultural - Estates

This classification is applied to lands which are found to have, or which may be developed to have rural residential ranchette capabilities to provide pleasant rural living,

limited animal husbandry, and family garden-orchard and/or supplementary agricultural products income.

Proposed uses are as indicated above in combination with compatible adjacent agricultural, forestry, etc. classifications, and with open space and noncommercial recreational uses.

Density proposed: one family per 5 to 20 acres.

Consistent zoning: R-E, A-10, AG, R-1:B5.

c. "A-MR", Agricultural - Mineral Resources (Combining)

This classification is applied in combination with other classifications to sizable land areas which have significant mineral resource values and also qualify for one of the agricultural basic classifications. This classification identifies areas intended for future mining operations in order that conflicts among noncompatible land uses may be minimized.

Proposed uses are, primary: agriculture, mining, and mineral processing; secondary: forestry, rural residential, and mineral processing; secondary: forestry, rural residential.

Density proposed: minimum parcel size - 40 acres,

Consistent zoning: AG, A-40, MR, X, etc.

d. "A-I", Agricultural - Intensive

This classification is applied, in general, to Class I and Class II soils, and otherwise to areas where the land is producing, or is capable of intensive crop production, and ideally should be protected for such continuing use.

Uses other than agricultural should not be permitted,

except for those which are found to be compatible and will provide a needed service.

Density proposed is one family per 20 acre minimum.

Consistent zoning: AG, A-20, etc..

e. "A-G", Agricultural - General

This classification is applied to valley and foothill Class III and Class IV soils areas which appear best suited for grazing and varied agricultural uses.

Proposed uses are, primary: agricultural;
Secondary: forestry, mining, non-intensive recreation; and commercial recreation, resorts and services, and ranchette projects per finding of compatibility and special zoning.

Density proposed: minimum parcel size, 40 acres.

Consistent zoning: AG, A-40, etc.

f. "A-U", Agricultural - Upland

This classification is applied to foothill areas where soils are rated fair to poor, are generally suitable for grazing on natural grasses but not for cultivated crop production. These lands usually have some natural timber and/or brush cover.

Proposed uses are, primary: grazing and pasturage;
secondary: forestry, mining, non-intensive recreation, and compatible related and service uses per special findings and appropriate zoning.

Density proposed: minimum parcel size, 40-100 acres.

Consistent zoning: AG, A-40+

g. "A-M", Agricultural - Marginal

This classification is applied to valley or foothill

lands of generally poor soils, and which may include various combinations of shallow soils, rock outcroppings, lava flows, impervious clays, and erosion, ponding and other such problems.

Proposed uses are grazing, non-intensive agriculture and recreation, forestry, mining and related uses. Rural subdivisions and service uses may be found to be compatible subject to appropriate zoning.

Density proposed: minimum parcel size, 40 acres.

Consistent zoning: AG, A-40+, etc..

3. LAND USE ELEMENT: Waste Disposal Facilities, Flood Areas

State law requires that the Land Use Element designate solid and liquid waste disposal facilities, and that it identify areas which are subject to flooding.

Since waste disposal is a primary part of the detailed Public Services and Facilities Element, to which reference is hereby made, the Land Use Element map designates sewage treatment facility sites by the reference symbol "(S)", and solid waste disposal facility sites by the reference symbol "(D)".

Since most areas which are subject to substantial flooding are identified as Designated Floodway classification areas in the Conservation Element, other more minor flood areas are identified by the symbol "(F)" on the Land Use Element map.

4. OPEN SPACE ELEMENT

a. "O-W", Open-Wilderness

This classification is applied to lands which are, or which are proposed to be, included in Wilderness areas within

National Forests. These are true open space lands in public ownership, protected and regulated to maintain natural environmental features.

Uses are strictly controlled by the Forest Service.

Consistent zoning: AG, proposed O-S, P-F, etc.

b. "O-F", Open Forest

This classification is applied to forest lands, generally within National Forests and mostly in Forest ownership, and which are classified as General Forest in Forest Service Plans.

Uses proposed are forestry and sustained yield timber production, grazing, mining and passive recreation; and residential, resort and commercial recreation uses under appropriate controls and zoning.

Consistent zoning: AG, O-S, P-F, PD, etc.

c. "O-R", Open-Recreation

This classification is applied to a variety of public recreation lands, including National, State and local parks and recreation areas, game and wildlife refuges, portions of fair grounds, school sites and airports, public and private golf courses and recreation and resort developments, etc.

Uses proposed are public, quasi-public and private recreation uses, either exclusively or in combination with compatible combination uses, and residential, resort, and commercial recreation uses under appropriate controls and zoning.

Regulations proposed are those which will fully protect and maintain the open and recreational character, and

the natural environmental values.

Consistent zoning: O-S, P-F, etc.

d. "O-C", Open-Crest

This classification is applied to high elevation lands within National Forests, primarily in Forest ownership, subject to heavy snowfall, and with scattered timber cover. These lands are identified as "Crest Zone" in Forest Service plans.

Uses proposed are passive seasonal recreation, and limited residential uses; strictly regulated commercial recreation resort developments; limited managed forestry, mining and grazing.

Regulations and density proposed are such as will fully maintain and protect the open and recreational character, and the natural environmental values.

Consistent zoning: PD, O-S, etc.

e. "O-WS", Open - Watershed

This classification is applied to watershed lands in foothill and mountain areas with varied timber, brush and grass cover, which have essential watershed values which require protective measures with respect to erosion, wildfire and other such hazards, and in which wildlife habitat improvement and game protection measures are necessary.

Uses proposed are grazing, timber production, mining, and passive recreation. Residential, commercial recreation and service uses require careful control on compatibility findings, and appropriate zoning.

Density proposed: minimum parcel size, 40 acres.

Consistent zoning: A, AG, O-S, A-40, etc.

5. CONSERVATION ELEMENT

a. "GF" General Forest

This classification is applied to lands most of which are within National Forests and in Forest ownership, but which also include substantial private ownerships within and adjacent to Forest boundaries.

Uses proposed are those of Forest Service General Forest Plans, and residential, commercial recreation and services uses on private lands subject to compatibility findings and appropriate zoning.

Proposed regulations: those necessary to protect resources in timber, watershed values, wildlife, and natural environmental features.

Density proposed: minimum parcel size, 40 acres.
Consistent zoning: A, AG, A-40, O-S, etc.

b. "WP", Water Project

This classification is applied to the sites of proposed or possible future water development projects which may have major impact on adjacent land uses, and involve a substantial public interest.

Uses proposed are those appropriate to the particular site area, such as agricultural, forestry, mining and passive recreation.

Proposed regulations: those necessary to protect the intended project purposes of the site, and with restrictions against subdivision or major developments inconsistent with the classification unless or until a current project probability status finding of a negative nature is made by the Planning Commission.

Density proposed: minimum parcel size, 40 acres, or otherwise as consistent with adjacent classification standards.

Consistent zoning: A, Ag, A-40, P-F, O-S, etc.

c. "DF", Designated Floodway

This classification is applied to lands and waterways which have been delineated on filed or recorded maps by the Reclamation Board in accordance with provisions of State law, and which are subject to restrictions of such State law.

Uses permitted, and regulations and densities proposed are as provided in said State law.

Consistent zoning: DF, new zoning, when required.

IV. ACTION PROGRAM, OPEN SPACE ELEMENT

Specific programs to implement the Open Space Element of the General Plan are as follows:

1. To continue close cooperation with Federal agencies in protecting, and carefully planning and regulating uses and developments within and adjacent to National Forests, including Wilderness Areas, and Bureau of Land Management lands, reservoirs and water project sites of the Bureau of Reclamation and U.S. Army Corps of Engineers, National game and wildfowlrefuges, U.S. Fish and Wildlife project sites, etc.

2. To continue similar cooperative action with State agencies and public utilities with respect to recreation site acquisition and development, water development projects and related land uses, game habitat protection and improvement, watershed erosion and wildfire prevention and protection.

3. To give careful consideration to the protection of natural scenic resources and environmental assets in all future major public and private development planning.

4. To provide all reasonable protection and encouragement to the preservation of agricultural soils and continued agricultural use of suitable soils.

5. To continue and further activate programs for the provision of urban area parks and open spaces in future subdivisions and land projects, and to stimulate local open space programs in urban areas.

V. APPENDIX

AMADOR COUNTY DEVELOPMENT POLICY STATEMENT (1967 General Plan)

1. The County adopts and will maintain this long-term comprehensive General Plan to guide future growth and development.
2. The citizens of Amador County, together with public officials, should actively participate in preparing or reviewing all new development proposals, plans and programs.
3. The quality and livability of exisiting residential areas will be maintained and protected. All future development standards.
4. Future residential development will be encouraged to take place in the form of farms, ranches and estates throughout the county, or through expansion of existing towns and villages, or through carefully designed, self-contained new towns including provision for the employment and community facilities and services needed to support their populations.
5. The Planning Commission will continue to study methods of preventing the loss of farm production by premature subdivision and uneconomic taxation through the application of zoning, scenic easements, tax differentials or other means.
6. New industrial activities, other than resource-oriented (quarries, etc.) should be encouraged to locate in the Highway #88, #49 and Ridge Road Triangle or near Carbondale. Industries should be carefully placed with regard to effluent discharge or pollution or any nuisance factors which may have a detrimental effect on the surrounding environment.

7. Every effort will be made by the County to encourage recreational development, preserve and restore historical areas, and promote, protect and give access to scenic areas of special importance.

8. Compatibility of Land Uses: I.E., Urban, Residential, Industrial, Agricultural and Recreational, will be fostered and encouraged. All future reservoir sites, prime farmland or commercial grade timber land, or areas of outstanding scenic or recreational significance shall be preserved against subdivision or other urban development, and zoned to preserve their present use and value.

9. More effective means of implementing this General Plan such as zoning and other regulations, will be made available to those parts of the County on a voluntary basis, that request such assistance. Further, the Planning Commission will continue to have the right to initiate appropriate implementing measures whenever, in its judgement, the public interest demands it.

10. Among the main developments required to realize full utilization of the County's resources and development opportunities during the next 25 years are:

1. Population Growth
2. Water Resources
3. Roadways
4. Recreation Facilities
5. Business and Industry
6. Reforestation

7. Health and Education Institutions
8. Historic Preservation
9. Agriculture

11. Population density patterns should be guided by considerations of topography, vegetative cover, access to transportation facilities, and other factors as follows:

- a. The highest population densities should occur in relatively level areas close to centers of commerce and employment where coordinated and efficient development is possible, and where transportation and other necessary public facilities can readily be provided.
- b. Population density should decrease as the distance from community facilities and services increases.
- c. Population density should decrease as steepness of terrain increases.
- d. The lowest densities and largest parcels should occur in agricultural areas, isolated areas, mountainous areas or scenic areas.

12. The County should proceed to plan and develop multi-purpose water reservoirs to a minimum of 25,000 acre feet or annual yield, so as to increase recreational activity, make productive use of an underdeveloped resource, irrigate at least 10,000 acres of additional farm land, and provide a reserve of domestic supply sufficient for the anticipated growth of the County. This water system should be planned so as to accord with ultimate development of more than 100,000 acre feet of firm supply in keeping with the California Water Plan, including the

Cosumnes River and other projects, and to protect the County's remaining water rights.

13. The system of parkways and scenic roads and highways shown on the General Plan maps will receive special protection against future incompatible development and no proposed billboards, trailers, opencut mining or clear-cut timber operations within sight distance of such roads will receive County approval. The locating of overhead utility lines will be discouraged whenever practicable or feasible. All routes for utility transmission lines should be reviewed by the Planning Commission.

14. The principal new road improvements to be developed in the next twenty years are an officially designated scenic highway from Dew Drop to Carson Pass; an improved County scenic road from Central House to Dew Drop (to open up the recreation areas to an expanded flow of recreationists) high Sierra parkway between Lake Tahoe and Yosemite, connecting all the Sierra pass highways and opening up the full recreation potential of the high country, and a portion of the east side central valley freeway above Camanche.

15. Special consideration and care should be devoted to the aesthetics, architecture and visual appearance of proposed development in the following areas:

1. Land within sight of Highway 49 between Central House and Sutter Creek.
2. Land within sight of Highway #88 between Pine Grove and the National Forest.
3. Areas within a half-mile of Volcano, or the proposed Volcano Reservoir.

4. The land within one mile of the shore of Camanche Reservoir.
5. The area within a mile of Daffodil Hill.
6. The scenic areas along Highway #49.
7. Private lands within the National Forest.
8. Nashville Reservoir area.
9. Highway #124 near Irish Hill Reservoir.
10. Other areas having outstanding scenic or historic interest - upon request of the residents or owners.

16. Billboards along the highways will be restricted in size and number, prohibited in scenic areas (which includes most rural areas of Amador County) and confined to commercial or industrial zones.

17. Trailers or mobilehomes will continue to be restricted to trailer parks, campgrounds, farms or for temporary use during home construction, as it is at present. The County will encourage the development of neat, orderly and well screened mobilehome parks in suitable locations, such as concessionnaire parcels in future County or regional parks; and specific zoning following public hearings.

18. The County will seek to qualify for the State and Federal funds allocated to the development of County outdoor recreation facilities, and will cooperate with private landowners to increase the availability of recreation opportunities for residents and visitors.

19. There is only enough purchasing power for one single efficient and convenient regional shopping center offering com-

parable sales items, and the favored location for such a facility is at the major road intersections on the hill between Sutter Creek and Jackson.

20. The County will actively seek economic uses and continuation of present uses for the many thousands of acres of grasslands. Such lands will be protected from rising taxes during the transition period to new uses and experimental projects for tree farming and reforestation, recreational use or new crop raising, will be supported and encouraged.

21. Major development proposals by public agencies should be referred to the Planning Commission for review and report, before construction. The Planning Commission may call upon persons having special knowledge to assist them in their review.

22. The County, its public officials and its citizens should apply their capabilities and resources to the task of promoting and guiding new growth into orderly, efficient and attractive patterns, preserving the best of the past, and providing fully, for the needs of the future.

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